

***Heritage Conservation District
Plan and By-Law
For the Town of Truro
April 2000***

*Prepared for the Heritage Advisory Committee
for Presentation to Truro Town Council*

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Heritage Conservation District Plan (Policies)

A) HERITAGE INTEREST

The Town, through the Heritage Advisory Committee and Planning staff, has identified the need for heritage protection measures in certain areas of the Urban Regional Core. Background studies have determined that Truro has one of the largest concentrations of Victorian style architecture in any community in Nova Scotia. The collection of architectural styles are a physical testament to the history of Truro, its people, and the events which formed the basis of our present day community. The heritage buildings, both stately and modest, lining the Towns streets contribute immeasurably to the character of Truro's streetscapes. The Town recognizes that if this valuable resource is not protected through a heritage conservation strategy it may be lost to future development.

Policy HCD-1

Therefore it shall be a policy of Council to:

Identify areas of significant or representative built heritage based on architectural styles, historic significance and streetscapes.

Policy HCD-2

Therefore it shall be a policy of Council to:

Identify areas for heritage conservation by establishing a strategy for preserving, conserving, and protecting architectural heritage and the surrounding streetscape.

B) HERITAGE CONSERVATION DISTRICT

Heritage studies have determined the importance of preserving entire streetscapes, in addition to individual properties, in a heritage conservation strategy for the Town. The designation of Heritage Conservation Districts under the Provincial Heritage Property Act is a means of identifying groups of buildings and their surroundings for heritage conservation measures. An inventory using a number of criteria relating to architectural heritage identified several areas in the Urban Regional Core of historical significance. This architecture is traditional to Truro, and is at risk of being lost to incompatible development and modernization. The results of the inventory and accompanying research, including information gathered through public participation, has led to the designation of Heritage Conservation Districts. The rationale used to determine district boundaries stems from both a quantitative analysis of architectural criteria using GIS synthesis mapping, visual observation and study of streetscapes, and information acquired through questionnaire surveys and other means of public participation.

Policy HCD-3

Therefore it shall be a policy of Council to:

Identify areas within Revitalization Area 1 as Heritage Conservation Districts, under Section 19A(1) of the Heritage Property Act, as shown on Schedules 'A, B, C' of the Heritage Conservation Plan.

B) HERITAGE PROVISIONS AND ADMINISTRATION

The establishment of policy specific to heritage conservation in the Town's Municipal Planning Strategy and Land Use By-law is essential to the ongoing conservation and management of heritage resources in a Heritage Conservation District. Council is committed to a strategy of heritage conservation through the adoption of a Heritage Plan and By-law. The Plan and By-laws will lay out specific statements of interest, protection measures for existing heritage buildings, and standards for future development in a Heritage Conservation District. Such policy will guide decision-making by the Town for all development in a district to ensure its architectural compatibility with the surrounding streetscape.

Policy HCD-4

Therefore it shall be a policy of Council to:

Adopt a Heritage Plan and By-law for heritage conservation in a Heritage Conservation District.

Policy HCD-5

Therefore it shall be a policy of Council to:

Establish heritage conservation provisions in the Heritage Conservation Plan by setting policies for the preservation, conservation and protection of architectural heritage within a Heritage Conservation District.

Policy HCD-6

Therefore it shall be a policy of Council to:

Establish performance standards for development, implementation, and administrative procedures for heritage conservation in the Heritage By-law.

Policy HCD-7

Therefore it shall be a policy of Council to:

Establish that all lands and buildings within a Heritage Conservation District shall be subject to the heritage provisions of the Heritage Plan and By-law.

Policy HCD-8

Therefore it shall be a policy of Council to:

Designate a person who will act as a Heritage Officer and whose role is to administer the Heritage By-law.

C) ARCHITECTURAL STANDARDS

With the purpose of the Heritage Plan and By-law being to protect and preserve existing heritage resources through conservation measures, it is essential to have sound development and design standards in place. In conjunction with general performance standards for development in the Town's Land-Use By-law, the Heritage By-law sets heritage specific performance standards for architectural design in a Heritage Conservation District. These standards address specific elements of architectural design based on those architectural styles which have been identified as being traditional for Truro. With such standards in place the Town is able to mitigate the negative impact of development and alterations on the streetscape, and to encourage sound architectural design.

Policy HCD-9

Therefore it shall be a policy of Council to:

Adopt concurrently with the heritage provisions of the Heritage By-law, architectural standards.

Policy HCD-10

Therefore it shall be a policy of Council to:

Establish the design standards under the Heritage By-law to include measures ensuring any new construction, addition or alteration to an existing building in a Heritage Conservation District is architecturally and contextually compatible with the existing streetscape.

Policy HCD-11

Therefore it shall be a policy of Council to:

Establish architectural design standards with respect to architectural style, building form, width to length ratio, visual balance, windows, doors, cladding, trim, shutters, roofing, chimneys, dormers, skylights, stairs, verandahs, decks, porches, porticos, fences, and accessory buildings.

D) CERTIFICATE OF APPROPRIATENESS

It has been identified that the application process for certain developments in a Heritage Conservation District requires further review in order to ensure architectural compatibility with the streetscape. The existing application for the development permit under the Land-Use By-law is not sufficient for substantial developments to determine architectural compatibility, and the potential impact of the development on the architectural integrity of the district as a whole. Substantial developments which would have a greater impact on the historical character of the district must be deemed appropriate to a Heritage Conservation District. This will be accomplished through an application process whereby a Certificate of Appropriateness must be issued before a development permit is approved. This certificate will ensure that the development is in conformance with the architectural design standards under the Heritage By-law, and is contextually compatible with the streetscape.

Policy HCD-12

Therefore it shall be a policy of Council to:

Require a Certificate of Appropriateness for substantial developments in a Heritage Conservation District.

Policy HCD-13

Therefore it shall be a policy of Council to:

Establish that before a development permit is issued for new construction, the demolition or removal of a building, and additions or substantial exterior alterations to an existing building within a Heritage Conservation District, the applicant must first apply and receive a Certificate of Appropriateness.

Policy HCD-14

Therefore it shall be a policy of Council to:

Establish that all applications for substantial developments shall be referred by the Development Officer to the Heritage Officer for a Certificate of Appropriateness before a development permit is issued.

Policy HCD-15

Therefore it shall be a policy of Council to:

Establish that the approval of a Certificate of Appropriateness is contingent upon the compliance of the development with all applicable architectural standards under the Heritage By-law in addition to the review criteria of the implementation section of this Plan.

F) PUBLIC HEARING

Certain developments may have a greater impact on a district than others, and would therefore benefit from public input as part of the review process. The level of review for applications increases as the significance of the development proposal increases. The Heritage Officer will refer applications for demolitions and new construction of principle buildings to Council for approval before a certificate is issued. Council, in making its decision regarding the appropriateness of such developments, recognizes the need for public input.

Policy HCD-16

Therefore it shall be a policy of Council to:

Establish that a public hearing shall be held for an application for a Certificate of Appropriateness for a new construction, demolition, or removal of a principle building.

Policy HCD-17

Therefore it shall be a policy of Council to:

Require that the Heritage Officer refer applications requiring a public hearing to Council for approval before the issuance of a Certificates of Appropriateness.

Policy HCD-18

Therefore it shall be a policy of Council to:

Establish that a Certificate of Appropriateness shall be issued by the Heritage Officer following the approval of the certificate by Council.

G) REVIEW CRITERIA

In addition to all development regulations and architectural design standards under the Heritage By-law, the Heritage Officer and Council must consider a number of issues when reviewing applications for a Certificate of Appropriateness. The issues raised through the review process will relate to the proposed development, and its overall appropriateness in a Heritage Conservation District. The evaluation criteria set out in this plan has been established to guide decision making so that substantial developments in a Heritage District are complimentary to the existing historical character of the streetscape.

Policy HCD-19

Therefore it shall be a policy of Council to:

Have regard for the following criteria, in addition to the architectural design standards, when considering an application for a Certificate of Appropriateness for new construction of a principle building:

- a) The architectural compatibility of a new development with neighboring properties;
- b) The compatibility of the development with the streetscape;
- c) The adequacy of buffering and/or landscaping as required between new development and abutting properties;
- d) Any other matter Council feels is necessary to ensure the overall compatibility of the structure with adjacent properties, and
- e) Advice of the Heritage Advisory Committee.

Policy HCD-20

Therefore it shall be a policy of Council to:

Have regard for the following criteria when reviewing an application for a Certificate of Appropriateness for a demolition, or removal of a principle building in a Heritage Conservation District:

- a) The structural condition of the building as determined by a qualified professional;
- b) The reasons for the proposed demolition;
- c) The proposed new development for the site (if applicable);
- d) The historical significance of the building;
- e) The architectural significance of the building;
- f) The potential negative effects on the immediate streetscape; and
- g) Advice of the Heritage Advisory Committee.

Policy HCD-21

Therefore it shall be a policy of Council to:

Establish that a Certificate of Appropriateness may be granted unconditionally or with conditions.

H) AMENDMENTS

Amendments to the Heritage Plan and By-law may be necessary as circumstances change. Council recognizes that as a Heritage District becomes established, additional property owners may wish to have their property included in or excluded from the district. Council supports and encourages additional inclusions where the proposed property enhances the historical character of the district, and contributes contextually to the streetscape. Council will consider amendments to district boundaries, performance standards for development, or Plan policies if the underlying intent of the heritage conservation strategy as set out in the Heritage Plan is not compromised.

Policy HCD-22

Therefore it shall be a policy of Council to:

Consider amendments to the Heritage Plan and By-law provided the proposed

amendment is consistent with the heritage conservation intent as identified through the policies of the Heritage Conservation Plan.

Policy HCD-23

Therefore it shall be a policy of Council to:

Consider amending a Heritage Conservation District boundary to include or exclude additional heritage property(s) provided the proposed inclusion or exclusion abuts an existing boundary, and provided the property(s) to be included contributes contextually to the streetscape and the architectural character of the district.

Policy HCD-24

Therefore it shall be a policy of Council to:

Consider establishing new Heritage Conservation Districts in the Town of Truro where a need for conservation measures has been identified, and all necessary studies and public participation has been conducted under the Heritage Property Act.

Policy HCD-25

Therefore it shall be a policy of Council to:

Consider that a Heritage Conservation District and all applicable provisions under the Heritage Plan and By-law may be dissolved, by formal written request, of more than seventy-five percent (75%) of property owners within a district.

Policy HCD-26

Therefore it shall be a policy of Council to:

Hold a public hearing in the event of a request to dissolve a Heritage Conservation District.

Policy HCD-27

Therefore it shall be a policy of Council to:

Have regard for the following criteria when considering a request to dissolve a Heritage Conservation District:

- a) The impact on neighboring Districts; and
- b) The impact on the heritage conservation strategy of the town.

D) DEFINITIONS:

Streetscape: A combination of characteristics and elements making up the contextual character of a span of street including: the physical architecture of buildings, the location of buildings in relation to the street, the size and scale of properties, the landscape, sidewalks, street furniture and other physical features, the physical formation of the street itself including its curbs and surface, and how all of these elements relate to create the character of the street.

Heritage Conservation District By-law

A) BOUNDARIES

- i) The Heritage Conservation District boundaries are those boundaries indicated on Schedules A, B, and C of the Heritage By-law; and
- ii) This By-law affects lands and the buildings and the accessory structures located upon and within the boundaries of a Heritage Conservation District.

B) HERITAGE PROVISIONS

- i) Development in a Heritage Conservation District shall be subject to the provisions of the Heritage Plan and By-law including applicable architectural design standards;
- ii) The architectural design standards in Appendix A shall form part of the Heritage By-law; and
- iii) The Heritage Plan and By-law shall be administered by the Heritage Officer.

C) APPLICATION FORM AND PROCEDURE

- i) An application shall be made to the Heritage Officer for all developments in a Heritage Conservation District which require a Certificate of Appropriateness;
- ii) The following shall be required for an application for a Certificate of Appropriateness:
 - D) Architectural plans, elevations, other sketches and/or photographs as may be required to be drawn to scale and clearly indicate the architectural style and design elements of the proposed development;
 - b) The location of existing or proposed landscaping including vegetation, walkways, fencing, steps, walls, and any other element or feature used in a landscaping capacity;
 - c) The location and style of existing or proposed accessory buildings including elevations and other sketches as required;
 - d) The location of the proposed development in relation to neighboring properties which may or may not include the style of neighboring buildings; and
 - e) Any other information the Heritage Officer may require to adequately assess the appropriateness of the development proposal.
- iii) An application shall require clear proposal that shall include some or all of the following:

- a) Detailed external architectural representations indicating architectural preservation and/or
 - Building plan(s) and details;
 - Building elevations; and
 - Landscaping plans;
- b) Pertinent information with regard to the architectural and/or heritage significance, and the effect of the development on overall streetscape:
 - Architectural representations which may consist of photographs, drawings, or similar graphic means; and
 - Council may obtain its own professional advice as circumstances warrant such consideration.

D) CERTIFICATE OF APPROPRIATENESS

- i) A Certificate of Appropriateness shall be required for substantial developments, before a development permit is issued;
- ii) The following developments shall require a Certificate of Appropriateness:
 - a) New construction of principle buildings;
 - b) New construction of accessory buildings;
 - c) Demolition or removal of principle or accessory buildings;
 - d) Additions to existing buildings which are visible from an abutting street;
 - e) Additions greater than 500 square feet at the rear of a building; and
 - f) Substantial alterations to an existing building which change the building's original style including:
 - i) Building form with respect to orientation, proportion, and height;
 - ii) Roof shape with respect to style, pitch and the addition of roof elements such as towers;
 - iii) Visual balance with respect to the arrangement of parts or elements of the building including, but not limited to windows, doors, bays, porches and dormers;
 - iv) Windows with respect to size, style, placement, orientation and materials;
 - v) Doors with respect to size, style, placement, materials, and the addition of sidelights and transoms;
 - vi) Cladding with respect to style, materials, placement, and orientation;
 - vii) Trim with respect to style, materials, placement, and the removal or addition of;
 - viii) Stairs, porches, decks, verandahs and porticos with respect to style, materials, and the removal or addition of all or part of the structure;
 - ix) Skylights with respect to the addition, removal or replacement of; and
 - x) Dormers with respect to style, size, placement, and glazing.

- iii) A Certificate of Appropriateness shall be issued by the Heritage Officer if the development proposal meets applicable regulations under the Heritage By-law;
- iv) No Certificate of Appropriateness shall be issued by the Heritage Officer unless the following criteria are met:
 - a) The proposed development is architecturally compatible with neighboring properties;
 - b) The proposed alterations are architecturally compatible with the original structure;
 - c) Adequate buffering and/or landscaping as required between new development and abutting properties;
 - d) Information is provided with respect to the age, structural condition, and architectural significance of accessory buildings to the principle structure in the case of demolition or removal;
 - e) Information is provided with respect to the proposed new construction and is to be compatible with the principle structure; and
 - f) Any other information necessary to ensure the overall compatibility of the structure with adjacent properties is provided.
- v) A Certificate of Appropriateness may be granted with conditions and may include conditions with respect to:
 - a) The graphic representation of a proposed building or structure;
 - b) The site plan;
 - c) The making good, after work is completed, of any damage caused to a building or structure by work carried out upon it;
 - d) The filing with the Heritage Officer of acceptable photographic or other documentation of a building or structure before demolition or restoration, rehabilitation or alteration;
 - e) The making good, landscaping or other restoration of a site following demolition or removal of a building or structure;
 - f) The type, species and placement of vegetation or buffering;
 - g) The type or placement of fencing; and
 - h) The placement and design of signage.
- vi) Insubstantial developments do not require a Certificate of Appropriateness, but shall be subject to all applicable provisions under the Land Use By-law.

E) PUBLIC HEARING

- i) Council shall hold a public hearing before a Certificate of Appropriateness is approved for the following substantial developments:
 - a) The demolition or removal of a principle building; and
 - b) The new construction of a principle building.

- ii) A Certificate of Appropriateness shall be issued, in accordance with the provisions of the Heritage Plan and By-law, without a public hearing, for the following:
 - a) The construction of new accessory buildings;
 - b) The demolition or removal of accessory buildings;
 - c) Additions to an existing accessory building; and
 - d) Substantial alterations to an existing building.
- iii) Council shall approve a Certificate of Appropriateness if it meets applicable architectural design standards under the Heritage District By-law.

F) ADMINISTRATION

- i) All Certificates of Appropriateness shall be issued by the Heritage Officer;
- ii) Council may designate an alternate to assume the role of Heritage Officer;
- iii) A Certificate of Appropriateness shall be issued by the Heritage Officer where the development proposal meets all applicable heritage provisions of the Heritage By-law or where an application has been approved by Council following a public hearing;
- iv) The Heritage Officer shall be responsible for the approval or denial of a Certificate of Appropriateness for the following:
 - a) New construction of accessory buildings;
 - b) Demolition or removal of accessory buildings;
 - c) Additions to an existing building; and
 - d) Substantial alterations to an existing building.
- v) Council shall be responsible for the approval of a Certificate of Appropriateness for the following:
 - a) New construction of principle buildings; and
 - b) Demolition or removal of principle buildings.
- vi) The Heritage Officer shall inform the applicant whether or not the application is complete and whether or not a Certificate of Appropriateness is required, within 15 days of receiving the initial application;
- vii) Following Council's decision to approve, the Heritage Officer shall issue the right to appeal notification according to the Heritage Property Act; and
- viii) The issuance of a Certificate of Appropriateness shall be in force for a period of one year from the date of issuance after which time if the development to which the Certificate applies has not commenced the Certificate shall expire.

G) APPEAL PROCESS

- i) A decision made by the Heritage Officer or Council may be appealed to the Nova Scotia Utility and Review Board subject to provision made in the Heritage Property Act.

APPENDIX A

Heritage Conservation Design Guidelines

A) NEW BUILDING CONSTRUCTION

New buildings built in a Heritage Conservation District will be subject to the following design guidelines:

Architectural Style

New buildings shall be designed in a style which reflects the traditional architecture found in Truro, and those which are compatible with existing heritage buildings in the Heritage Conservation Districts. While new buildings are not required to be exact replicas of traditional architecture they must, at a minimum, be designed with a traditional form and maintain certain elements of facade design. Acceptable building forms and required facade design features are outlined in the following design guidelines:

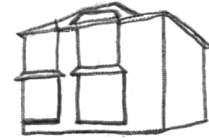
Physical Form (Basic Building Mass)

New buildings shall be designed and constructed based on one of the following traditional building forms:

- i) 1 ½ or 2 ½ Storey construction
Medium or steep pitch simple gable roof
Front-facing or side-facing gable end
- ii) 1 ½ Storey construction
Steep-pitched roof
1, 2 or 3 large central dormers with gable roof
Main facade on long elevation
- iii) 2 to 2½ Storey construction of irregular massing
Steep-pitched hip roof
More than one gable-roof dormers
Additional bays and sometimes a corner tower
- iv) 2 ½ Storey construction square construction
Steep pitched hip roof
Single or multiple hip-roof dormers



- v) 2 to 2 ½ Storey construction
Low pitched hip roof
Double 2-storey square front bays



- vi) 1 1/2 to 2 ½ storey construction
Mansard roof
Multiple dormers
May have projecting 1 or 2 storey front bays

Directional Emphasis

Width to length ratio of principle structure or additions shall be consistent with traditional designs.

Visual Balance

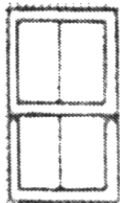
All elements of the building elevation such as windows, doors, bays or porches shall be balanced in relation to each other about a dividing line or center of the principle structure.

Design Elements

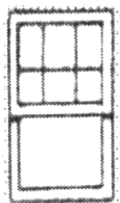
- i) Windows:

- Windows may be vertically oriented with a minimum width to height ratio of 1:1 3/4. (Some exceptions may apply with smaller ornamental windows such as stained glass)
- Windows may be of a traditional window design, single-paned and vertically aligned.
- Round-headed windows may be permitted provided they are of a reasonable replica of a traditional design found on existing Truro architecture.
- Traditional bay windows may be permitted provided they are of a traditional design and suited to the overall building design.

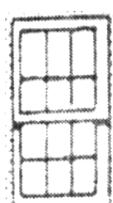
The following are examples of acceptable window designs (other variations may be acceptable):



2/2



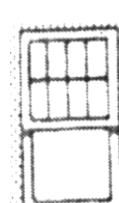
6/1



6/6



9/1



8/1



Palladian Window



Traditional Bay Window

ii) Doors:

- Doors shall be a basic traditional design (as indicated in the illustration). Insulated steel doors shall be permitted provided they are of a traditional design.
- Double patio doors may be permitted provided they are at the rear of the building.



- Traditional Wood Panel Door
(May or may not have transom & sidelights)

iii) Cladding:

- While traditional wooden clapboard and wood shingles are highly recommended, vinyl siding shall be permitted provided it has a narrow overlap of no greater than 4.5 inches and is adequately trimmed (see trim guidelines).
- Cladding shall be horizontally aligned.
- Aluminum siding and other synthetic siding such as imitation brick or imitation shingles shall not be permitted on new buildings.

iv) Trim:

- All windows and doors shall have a minimum 6 inch plain wooden trim. More decorative trims may also be acceptable on certain building designs. Wooden frieze board and corner board trim is also mandatory.

The following are examples of traditional trim styles:



Label



Paneled



Boxed Corner



Shelf



Curved Pediment



Plain Pediment

v) Dormers

- Dormers shall be permitted provided the style and proportion is of a traditional design (including roof pitch) and is suitable for the overall building design.
- Large shed dormers greater than thirty percent (30%) of the roof area shall not be permitted on new buildings.

The following are examples of traditional dormers found in Truro:



Georgian Style



Italianate Style



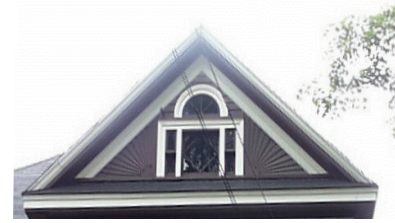
Greek Revival Style



Second Empire Style



Gothic Revival Style



Queen Anne Style

vi) Skylights

- Bubble-type skylights shall not be permitted on exterior visible from the street.
- Flat-glazed skylights shall be permitted at a maximum of 1 on the front-facing roof with a dimension no greater than 2 ½ x 4 ft. Skylights having the same maximum dimension are permitted at a maximum number of 4 on the rear-facing roof. A maximum number of 2 (having the same dimension) shall be permitted on a side-facing roof.

vii) Shutters

- If shutters are to be used they shall be constructed of wood or of a synthetic material designed to replicate wood. Shutters shall be shaped to properly fit the window and be of a paneled or louvered style.



Louvered Shutters



Paneled Shutter

viii) Roofing

- Roofing shall be asphalt or traditional wood shingles or a synthetic replica of either.

ix) Chimneys

- Exposed stove-pipe chimneys shall not be permitted and must be enclosed by wood or brick.

x) Stairs, Verandas, and Porches

-
- Shall be consistent with that of period design of existing heritage buildings in the Heritage Conservation District.
 - Railings and staircases shall be, at a minimum, constructed in wood with an upper and lower railing and vertical balusters. Posts shall be capped.
 - Lattice screening may be recessed and framed at the edges.

xi) Accessory Buildings

- Portable, metal storage sheds and baby-barn style sheds shall be permitted where they are not clearly visible from the street, otherwise;
- a) Cladding and window form and style of accessory buildings shall be consistent with the principle building; and
- b) Attached garages shall be permitted provided they are consistent with the principle building.

xii) Fencing

- Fencing styles permitted may be post and rail, picket, stone wall, and wrought iron provided it is consistent with a traditional style of wrought iron fencing.
- Lattice fencing shall be permitted provided it is framed.

xiii) Landscaping

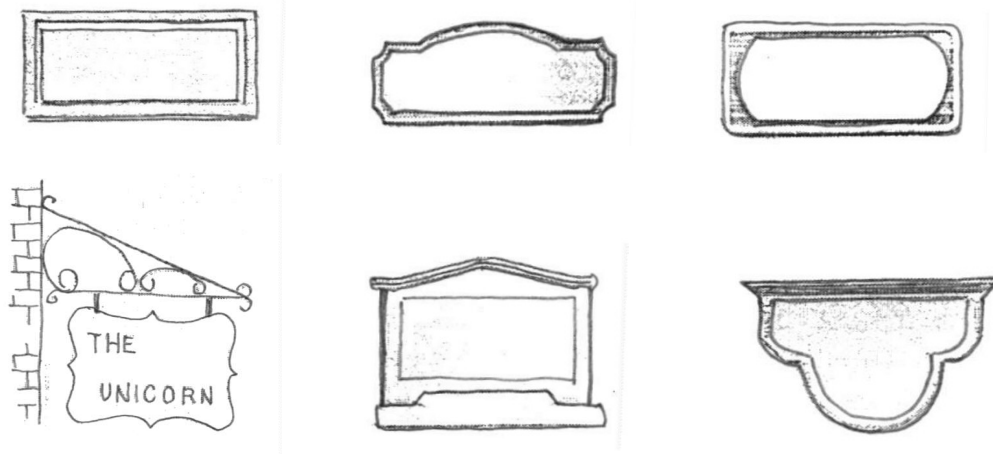
Removal of original trees is not permitted unless the tree is diseased, has been determined by the Town's tree technician as a hazard to the property or an adjoining property, or is obstructing the placement of a proposed major structural addition.

xiv) Signage

Signage structures shall be permitted under the Land Use By-law, and shall be subject to the following design guidelines:

- Sign structures shall be designed in a style which reflects the individual property and the historical nature of the area;
- Sign structure types permitted shall be facial wall, projecting wall and some forms of pylon or ground signs (see illustrations below);
- Illumination of signs shall not be permitted, however, lighting separate from the sign shall be permitted provided it is designed to highlight only the sign itself and does not detract from the residential character of the area;
- Signage shall be constructed of wood or a reasonable wood replica;
- Signage shall be properly painted and highlighted in a manner which is consistent with the heritage character of the area; and
- Signage lettering shall be no greater than 4 inches in height for individual letters.

The following are examples of traditional sign form:



B) ALTERATIONS OR ADDITIONS TO BUILDINGS

The following guidelines shall apply to existing buildings in the Heritage Conservation Districts.

Style

Alterations or additions to existing buildings shall be consistent with the existing original structure in terms of roof pitch, window and door design, trim and any other requirements as set out under the following design guidelines.

Proportion

Additions to an existing structure shall be no greater than fifty percent (50%) building footprint of the existing principle structure, where the principle structure is defined as the original building, or no greater than 600 square feet, whichever is larger.

Height

A maximum height of the principle building shall be no greater than 2 $\frac{1}{2}$ storeys or 10 $\frac{1}{2}$ meters, not including towers, turrets, chimneys or other peaks.

Facade Design

i) Windows

- a) New windows on the front of the building shall be consistent in form, size, style and alignment of existing original windows where original is meant to refer to the parts or elements which were a part of the original design not including later additions; and
- b) The style of replacement windows on the sides and rear of the building shall be consistent with the original windows in form, size and alignment (style may vary in certain instances).

- ii) Doors
 - a) Replacement doors on an existing structure and on an addition shall be of a traditional design which is typical to that style of building;
 - b) Aluminum doors shall be permitted on original heritage buildings and on additions provided they are of a style consistent with the original door; and
 - c) Sliding patio doors shall not be permitted on existing buildings or additions. Non-sliding patio doors shall be permitted at the rear of the building.

- iii) Cladding
 - a) The standards for cladding on new buildings shall apply to an existing building or an addition; and
 - b) Cladding on an addition shall be consistent with the cladding on the existing building and vice versa except in the case where the original structure has been vinyl sided in the past and there are intentions to remove the siding to be replaced by new wooden cladding (to match wood siding placed on a new addition).

- iv) Trim
 - a) Trim requirements for an addition shall be consistent with the guidelines for new buildings; and
 - b) Original trim on an existing structure shall not be removed except in the case of substantial deterioration in which case replacement trim shall be constructed of wood and shall be consistent with the style of the original trim.

- v) Dormers
 - a) Dormers added to an existing heritage building shall be consistent with existing dormers on the building or in the absence of dormers shall be of a style and overall design which is traditional to Truro and/or the original structure (see illustrations)
 - b) Large shed dormers shall not be permitted in the Heritage Conservation Districts; and
 - c) Replacement windows shall be the same style as the original window.

- vi) Skylights
 - a) Bubble skylights shall not be permitted on elevations facing the street. Flat-glazed skylights shall be permitted on a side or rear-facing roof at a maximum of 1 with a dimension no greater than 2 ½ x 4 ft.

- vii) Shutters
 - a) If new shutters are added to an existing building or to an addition the applicable standards for shutters as set out for new buildings shall apply; and
 - b) Existing, original, shutters may be removed or replaced only in the instance of severe deterioration in which case the replacement must be of a style and material consistent with the original.

- viii) Roofing
 - a) Replacement roofing and roofing on additions shall be consistent with requirements for new buildings; and
 - b) Roofing materials on an addition shall be consistent with that of the existing structure.
- ix) Chimneys
 - a) The standards for new buildings shall apply.
- x) Stairs, Verandahs and Porches
 - a) The requirements for new buildings, in this instance, shall apply to additions;
 - b) The removal of existing porches, verandahs, or stairs shall not be permitted except in the case of substantial deterioration in which case the replacement (whole or partial) shall be designed and constructed in the original style and materials;
 - c) Vinyl materials shall not be permitted on exterior stairs verandahs and porches; and
 - d) The standards for pressure treated lumber on new buildings shall apply to alterations or additions.
- xi) Accessory Buildings
 - a) Attached garages shall not be permitted on an existing heritage buildings; and
 - b) The standards for unattached accessory buildings as set out for new buildings shall apply to existing properties.
- xii) Fencing
 - a) The standards for new buildings shall apply with regard to new fencing; and
 - b) If existing fencing is to be replaced (partial or whole) it shall be consistent with the style and materials of the original fencing.
- xiii) Landscaping
 - a) The standards for new buildings shall apply.
- xiv) Signage
 - a) The standards for new buildings shall apply.

Definitions

Bargeboard: Decorated board on a gable edge or eaves line.

Bay: Structural opening for a door or window.

Brackets: Angular supports at eaves, doors, windows or overhangs.

Casement:	Windows having side-hinged sashes.
Column:	A circular pillar made up of three parts being the capital, shaft and base.
Conservation:	The protection and management of valued resources.
Corner Boards:	Boards placed at the corners of exterior walls for neatness and protection.
Cornice:	Projection crowning a building.
Details:	The small decorative parts which make up the elements of the overall building mass.
Dormer:	A window projecting from the slope of a roof.
Eaves:	Horizontal edges of a roof extending beyond the wall.
Elements:	The components of a buildings mass that broadly identify it's architectural style such as entry type, windows, roof, etc.
Facade:	The face of a building.
Finial:	Pointed ornament at the apex of a gable, pediment, or roof edge.
Gable:	The triangular upper part of a wall at the end of a ridged roof; triangular hood over a window or door; triangular break in an eaves line.
Gingerbread:	Decorative wooden trim surrounding windows, doors, eaves, porches, etc.
Hood:	A protective and sometimes decorative cover that is found over windows and doors.
Hip Roof:	A roof sloped on all four sides.
Label:	Door or window molding extending part way down the sides of the opening.
Mansard Roof:	Variation of hip roof with a steep lower slope (may be curved) and a flatter upper section.
Massing:	The basic form or method of organizing the shape of a building that is characteristic of its architectural style and is made up of elements with details.
Palladian:	An arch-headed window flanked by narrower, shorter square-headed windows.
Pediment:	Triangular shape ornamenting a door or window; front or gable end of a building.
Portico:	A covered entrance supported by columns or pillars.
Restoration:	Returning a building to its original appearance or condition.

- Sidelight: Glazed window panels adjacent to a door.
- Surround: Trim outside a door or window structural opening.
- Transom: Horizontal bar between the top of a window or door and the structural opening; the section above is a transom light or panel.
- Verandah: A covered porch or balcony extending fully across the facade.

Samples of Architectural Styles Commonly Found in Truro

Greek Revival:

- 1 ½ or 2 ½ storeys
- Medium or steep pitched (10:12) gable roof
- Main gable front facing
- Simple symmetrical facade design
- off-center or center door-way
- 2/2 windows vertically aligned
- Wood exterior shingles
- Simple trim detailing



Picturesque (Modified Gothic Revival):

- 1 ½ storeys
- Steep pitched gable roof (12:12 and higher)
- Long elevation facing front
- 1, 2, or 3 sharply pitched gables
- Decorative barge board trim
- Label molding around doors and windows
- 2/2 windows vertically aligned
- Entrance may have transom and side-light
- Wood clapboard siding



Queen Anne Revival:

- 2 to 3 storeys
- Steep pitched hip roof
- Additional structures such as towers, turrets and Corinthian columns
- Usually several bays and gables with or without pediments
- 1/1, 2/2, and/or 4/1 windows plus Palladian style
- Often large wrap-around verandah with columns, spindles and brackets
- Wood exterior shingles with some decorative texturing
- Decorative “gingerbread” trim



Folk Victorian: (Essentially Greek Revival with some Queen Anne details)

- 1 ½ to 2 ½ Storeys
- Front-Facing Gable Roof with 10:12 Pitch
- 2/2 windows
- Full front covered verandah
- Wood exterior shingles
- Queen Anne style trim



New England Colonial:

- 2 ½ Storeys
- Steep Pitched Gable Roof 10:12 or higher
- Front center entry
- 2/2 Windows
- Wood exterior shingles
- Simple trim around doors and windows



Italianate (Square Plan):

- 2 to 2 ½ Storeys
- Hip Roof with low pitch
- Projecting 2-storey square front bays
- Brackets under eaves
- Wood exterior shingles
- Side entry with covered porch
- 2/2 windows



Four Square Design:

- 2 ½ Storeys
- Steep pitched hip roof with prominent cornice
- One large front dormer with hip roof
- May have front verandah with columns
- Wood exterior shingles
- 2/2 or 6/1 windows
- Off-center entry



Second Empire:

- Steeply Pitched Mansard Roof (Square or Rounded)
- Brackets under eaves
- Two or more dormers (gable, round or square-headed)
- 2 or 3 storey wood construction
- Front Bay 2/2 windows (square or rounded) with hoods & brackets
- Central or side entry
- Wood exterior shingles

